Overlook Links Taken over by Sunningdale Club.

The Sunningdale Club has been constructed to the Sunningdale Club.

The Sunningdale Club has been constructed the Sunningdale Club.

Th

Mme. Maddalana Cuneo has sold the northeast corner of Water and Corlears northeast corner of Water and Corlears streets, property which her family has owned for more than a century. It is 150x100 feet in size and is bought by the Standard Milling Company, which will improve the property with a mill. Opposite is the plant of the Hecker, Jewell, Jones Milling Company. Across Corlears street is Corlears Hook Park. Joseph P. Day negotiated the sale.

DAGGETT & RAMODELL TO BUILD Dagett & Ramsdeil, manufacturing chemists, have bought the two four story buildings, on plot 50x136, at 214 and 216 West Fourteenth street, one block east of their present location at 314 East Fourteenth street. On the site Daggett & Ramsdell will build an eight story factory of reenforced concrete construction from plans by Timmins & Chapman, architects. The general contract has been chitects. The general contract has been awarded to the Turner Construction Company and the cost is estimated at \$100,000. The site is 250 feet west of Seventh avenue. Title to the property will pass in a few days.

PLAT AND DWELLING SALES. EAST 60TH STREET—Frederick T.
Barry has sold the four story dwelling
on lot 20x100.5 at 38 East Sixtieth
street, between Madison and Park avenues, to Frank H. Kirmayer, who will
alter it for a boys' school. It was
bought from Fannie M. Dryfoos, Flora
M. Wolf and Amanda M. Strauss.
CHRYSTIE STREET—The Commonwealth Insurance Company has sold wealth Insurance Company has sold the six story tenement on lot 25x75 at 220 Chrystie street between Stanton

The Concourse Theatre, with the adjoining store building erected recently, at the northeast corner of the Concourse and Fordham road, was purchased yesterday by Joseph P. Ryan from the Fordham Road Corporation, Irving Judis, president. The property had been held at \$300,000. The Judis company took in exchange the six story apartment house, on plot 100x100, at the northwest corner of St. Nicholæ avenue and 177th street, and the five story building, on plot 20x 50, at 467 Fourth avenue, near Thirty-third street. The Concourse property measures 158x108. Arnold, Byrne & Baumann were brokers.

SMALL TRADING IN THE BRONK. EAST 179TH STREET—Addison Cloho-sey has sold 232 East 179th street, a

sey has sold 232 East 179th street, a two story frame dwelling, on lot 25x 100, adjoining the southwest corner of Anthony avenue, to Elizabeth J. Riley, who occupies the house.

HUGHES AVENUE—George N. Bruno & Co. have sold for Louis J. Tommasulo 2498 Hughes avenue, a four story tenement house, to Nicola Ballettieri.

LA FONTAINE AVENUE—George N. Bruno & Co. have sold for a client two nine room dwellings at 2078 and 2080 La Fontaine avenue.

Tutino & Co. have sold the three story welling at 5522 Fifth avenue, on lot 20x 50, for Jennie Smith. The Realty Associates have sold through A. Constantin and D. Nuzzo thirty lots in their development at Coney Island Park, along the West End elevated soad.

145 ACRE RIVERHEAD DEAL.

The Windser Realty Company has bought 145 acres fronting on Long Island Sound north of Riverhead. \$48,000 YONKERS HOUSE SOLD.

The Anderson Realty Company has sold for the Wrigar Realty Corporation to Austin N. Palmer of New York the stone dwelling and garage at 53 Winfield avenue, Mount Vernon. It has been held at \$48,000.

MACYS GET MORE REALTY.

Jesse I. Straus of R. H. Macy & Co. is the purchaser of the properties at 149 and 151 West Thirty-fourth street and 146 and 148 West Thirty-fifth street, sold recently. The properties, which front 47 and 50 feet respectively, adjoin the Macy store. They were recently conveyed by the Hatfield and Moeller estates to Otto A. Stochr, who transferred the parcels to Mr. Straus. \$19,000 BRONE GARAGE.

A one story garage that will cost \$12,000 is planned by Henry D. Bahr for a 50x100 foot site on the north side of 13th street 100 feet east of Lincoln avenue. John G. W. Ruhl is the archi-

\$45,000 FLAT DEVELOPMENT. Plans have been completed by W. T. McCarthy for six three story flats and stores to be erected on the south side of Church avenue, 18.7 feet east of Eighteenth st.eut, Flatbush, at a cost of \$45,000, for the C. A. Holding Company.

NEW BROOKLYN FACTORY.

The Turner Construction Company has been given the contract by Valentine & Co. for a six story reenforced factory, 80x50, to be erected at Manhattan and Skillman avenues, Brooklyn; L. V. Pullifer sechteset. BUSINESS SPACE LEASED.

Bastine & Co. have leased space at 48 West Fifteenth street to the Strand Cloak and Suit Company; at 225 Fifth avenue to Lessiar & Rothstein, dealers in slike, and at 106 East Nineteenth street

space to Thau Brothers, men's neckwear.
William A. White & Sons have rented
office in 31 West 125th street to Louis

at let. Broadway to Sullivan & Leitch

RENTING MOSING FOR THE FALL. The Noughton Company has leased for Edward H. Palmer the four story Amer-car beament swelling at 693 West End avenue to Berthide Lardy for a term of

Porter & Co. have leased for the R. T. & B. T. Dana Company to Edna Babin the three story brownstone dwelling at 208 West 197th street. HELPED MAKE SIST ST. SALE.

Worthington Whitehouse represented Theodore A. 55 an in the sale of 13 West Fifty-first street, reported yesterday. The new owner will occupy.

J. Arthur Fischer negotiated the sale of 1378 Fifth avenue for M. & L. Geleen, seconded yesterday.

A six story tenement, 100 feet wide and 81 feet deep, and costing \$75,000, is to be built on the north side of 172d street, 110 feet west of Fort Washington avenue. E. H. Janes, who designed the structure, filed the plans yesterday. The Ecallaw Company is the owner.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronz. [AT 14 VESEY STREET.]

VERIO AV. By Henry Brady.
VERIO AV. S w c 234th st. 79.4x149.3x irreg. two frame dwellings; State Banking Department sale; withdrawn.
46TH ST. 216 W. S s. 216.4 w Bway. 18.7x 100.5, five story building and str. lease-hold; sheriff's sale of all right, interest, &c. which Annie Moore had on Jan 1.
1916, or since; adjourned to Aug 10.

[AT 3209 THIRD AVENUE.]

By Joseph P. Day

TRANSACTIONS RECORDED.

try, Lawyers Title & T Co, 160 Hi-State Realty Co. 20 Clinton St. Newark. N J. mig \$20,000, all liens, Aug 1: atty. Lawyers Title & T Co. 160
Bway 12D ST. s s. 385 w 7th av. 34x100 11—Mar- 1 tonbert Realty Corpn to Bi-State Realty Co. 20 Clinton st. Newark. N J. mig \$10,500, all liens. Aug 1: atty. Lawyers T & T Co. 160 Siway. \$100
12STH ST. s s. 250 w 3d av. 18.9x99.11—Nassau Mig Co to Wm W Rutherfurd. Oxford, England, and ano, trus, mig \$1,000, b & s. July 22: attys, Bowers & S. 46 Cedar st. \$1.20 mig 1.00 mig 1.

East Side.
(East of Fifth av. between Fourteenth and 110th sts.) | Sorth St. 142 E. s. s. 150 e Lex av. 25x98.9. Aug 1—Geo W Thompson to Abr L Marting. Dayton, Fla. 10 yrs, 5 p c; attys. Bowers & S. 46 Cedar st. ... \$4,600 S2D ST. n. s. 175 e Park av. 75x102.2 Aug 2—115 East 82d Street Corpn to the Hermitage Co, 30 Broad st. due Dec 15, 1918. 6 p c, pr mrg \$75,000, also b | mort, not to exceed \$250,000; atty, Albert H Atterbury. 30 Broad et. ... \$25x102.2 Aug 2—Wm P Zwinge to Lawyers Mort Co, 59 Liberty st. due pec hond; atty. Title Guar & T Co, 176 Liberty st. 48,000 MADISON AV. 1642, w s. 81.11 s. 110th st. 19x100, Aug 3—Ethel Myger to Bessle C Coles, 2014 Delancey pl, Phila. Pa. 5 yrs. 5 p c; atty, F H Comstock. 50 Wall st. ... \$15.500 West Side.

TRANSCTIONS RECORDED

TRANSCTION R

wife, Yamhill, Oregon, intg \$45,000, all liens, July 25; atty, Everly M Davis. 60 Wall st.

197TH ST n s. 268 w Amsterdam av. 16x 1632.—Evan S Potter to Amelia W Levison, 210 w 87th st, mtg \$21,000, July \$1; atty, J W Russell, 20 vesey st.

1022.—Evan S Potter to Amelia W Levison, 210 w 87th st, mtg \$21,000, July \$1; atty, J W Russell, 20 vesey st.

1024.—Evan S Potter to Amelia W Levison, 210 w 87th st, mtg \$21,000, July \$1; atty, J W Russell, 20 vesey st.

1025.—Evan S Potter to Milet S Potter to Amelia W Levison, 210 w 87th st, mtg \$21,000, July 21; atty, J W Russell, 20 vesey st.

1026.—Evan S Potter to Milet S Potter to Amelia W Levison, 20 Co. Inc., et al. (amended foreclosure of mtg); atty, E S Frith.

1027.—Van S Potter to Amelia W Levison, 20 w let av. 40x100.5—J Frederick Kernochan et al. agt Marcus Rosenthal et al. (foreclosure of mtg); atty, H F Miller.

1028.—Marcus M S Frith.

1028.—Marcus M ST, s e c Sherman av. 100x100

103.—W S Frith.

103.—Van S Frith.

104.—W Frith.

105.—W Frith.

105.—W Frith.

106.—W Frith.

107.—W Frith.

108.—W Frith.

108.—W Frith.

108.—W Frith.

109.—W Fri

mortgage; attys, Howers & Sands.

Bronx.

1977H ST. s w cor Grand Boulevard and Concourse, 25.3x163.4, and land at s w cor lot No 121 and "unnamed street" 15x56—Van Dyck Estate agt Henry M Levin et al (foreclosure of mortgage); attys, Howers & Sands.

GRAND HOULEVARD AND CONCOURSE, w s. 446.4 n 196th st. 26.9x207.8—Van Dyck Estate agt Joseph Kurzman et al (foreclosure of mortgage); attys, Bowers & Sands.

LOT 90, bik 3149, section 11, on tax map—City of New York agt Charle E Baker et al (action to foreclose transfer of tax lien); atty, I, Hardy.

LOT 77, bik 2871, section 11, on tax map—City of New York agt Elizabeth Stration et al (action to foreclose transfer of tax lien); atty, I, Hardy.

MECHANICS' LIENS.

owner: Thomas & Laborator. \$456.97 tractor. \$252 to 258, and Leroy st. 5—Meyer Myers agt 1da and Neille St. 5—Meyer Myers & Ricci, Inc. agt 1 Ten Sixty-seven Fifth Ave Co. Inc. owner; Michael Cohen & Manhattan Cut owner; Michael Cohen & Manhattan Cut Stone Co. contractors. \$1,350

SATISFIED MECHANICS' LIENS.

Real Estate in All Its Branches JOSEPH P. DAY

UNFURNISHED APARTMENTS TO LET

The Gramont Northeast Corner 98th St. & Broadway

3Apartments

Available October First 6 Rooms \$1200 2 Baths, 6 Closets 7 Rooms \$2200

3 Baths, 8 Closets 8 Rooms \$2500 3 Baths, 8 Closets

VELASQUEZ-COY

6-7-8 ROOMS, 2 BATHS

8. 9. 10, 11 Room Apartments

with 3 Baths \$1,700 to \$2,700 per annu

495 West End Avenue

HoraceS.Ely&Co.

REAL ESTATE

21 Liberty St. 489 Fifth Av.

LONG ISLAND REAL ESTATE FOR SALE

Forest Kills Gardens

SAGE FOUNDATION HOMES CO.

COZY little chicken farm, with 6-room cottage, poultry house, etc., soil all cultivated; ready to move in; near harbor, trolley and town of 10,000, where there is a demand for poultry, eggs and farm products; small amount down and \$12 monthly to responsible party. KUCH, bex 137 Sun office.

SUMMER BUNGALOW—8 rooms and bath; very artistic; new house; has all improvements; on large plot in a beautiful section of liempstead, L. 1., 42 minutes out; \$4,500 to quick buyer on terms to suit. Call, write or phone Worth 4687. G. P. NORTON, 277 Broadway.

PREEPORT WATERPRONT.
Bungalows and houses, \$3,000 up; also building lots on Randall Hay and Woodcleft Bay; low prices; easy terms. Send for particulars. JOHN J. RANDALL CO., Freeport, L. I.

One family houses detached, garage, 9 rooms, bath, showers, electric lights, vacuum cleaners, steam, parquetry, 25,550; 3650 cash, 415 monthly and interest, BullLDERS, 1430 77th Street, Take West End Subway, Municipal Building to 77th Street.

WILL SACRIFICE my ens-acre farm, massdam reads, good 5-reem house, improvements, eutbuildings, fruit, berries, enly \$4,500, terms to suit: I mile station, 22 miles New York. Erle Railroad. J. B. BLOOMER, Hillsdale, N. J.

REAL ESTATE AT AUCTION.

To My Friends and Co-workers in the B. R. T. System:

Within a week a handful of men from other cities have injected themselves into the transportation situation on some of the lines in Greater New York and threaten, if they cannot rule, to stop the operation of every car in the community. They include Brooklyn in their boastful plans.

The remarkable thing about this demonstration is that it is aimed not only at some small companies where possible differences existed as to conditions of employment, but at companies whose men seemed generally satisfied with conditions and have presented no grievances. The declared purpose of the agitators relates only incidentally to wages or hours—demands as to these would apparently be waived if the companies would concede the right of the outsiders to speak for the companies' men. To accomplish their purpose they would deprive between five and six million people of transportation facilities, and inflict an irreparable loss and injury upon the business of New York.

Can we for a moment, either as employes charged with a public duty, or as foint workers in a great industry, entrust our interests to these men? What is their character or their record of practical philanthropy which would justify us in expecting that they can do better for us than we can do for ourselves? Will the public be better served by their participation in our operations?

For myself there is only one answer to these questions. For more than twentyone years my heart and energy have been absorbed in the progress of our railroad system and its workers. I have looked upon a public service corporation not as a cold creation of statute, but as a partnership of brains, money and muscle for public good. I have regarded directors, officers and men as a democracy of workers—trustees, to be sure, for those whose savings have made possible our railroads and for the public whom we serve, but also guardians of each other's welfare and sharers in the prosperity which our labors produce. My chief ambition has been to see the Brooklyn Rapid Transit Company in these respects a model corporation. In attaining this ideal there is no dissenting voice in our organization, but full, earnest and united co-operation from every director, every officer, every head of department, and, I believe, from every other employe. Much has been accomplished, but much more remains to be done. What has been done could not have been attained without mutual confidence in intention and fellowship in performance. Can there be either confidence or fellowship under conditions which disturbers of an industrial peace now seek to impose upon us?—a condition either of armed neutrality or of war between officers and men,—no direct relation but a barrier of suspicion and the cold atmosphere of bargain.

I have no reason to believe that any of my co-workers looks with favor upon this outside agitation and wishes it to extend to Brooklyn. On the contrary there seems to be every evidence that the vast majority of them regard it with disfavor and will not be parties to destroying the relations which now exist, or to inconveniencing the public by severing their connection with the company on such an issue. The company will not compromise or sacrifice what it believes to be the interests of its men by dealing with these outsiders. It will protect its workers in the discharge of their duties. It will continue to encourage faithful service. It will to the extent of its ability, not only as a matter of wise corporate policy but as a matter of justice, continue to conform working conditions and compensation to the reasonable satisfaction of its men. It would be a calamity to them and a blow to industrial co-operation and progress if the relations which we have joined in establishing should now be broken. It has not required the assistance or advice of outsiders to bring about three increases in wages during the last four years. It has not required such help to establish pensions, sick benefits, life insurance, medical attendance, good fellowship and the principle of reward for merit. These activities of the company have no flavor of charity. They are desirable for the interest of the stockholders and they are a necessity of justice to our men. They are your creation more than that of the company. They are shaped to appeal to self-reliance and manly effort-not to dependence and weakness. You whose service has been long enough to experience their advantages know whether you will lightly give them up, or whether, measured by their steady enlargement and the evidence of sincerity behind them, they could be expected to continue and grow under the less favorable conditions of employment which others are seeking to foist upon you.

I am under no delusion that every worker in our ranks finds conditions just as he would like them. I do not for one. There are necessary limitations to complete satisfaction in any occupation. We have ours—particularly just now that we have joined with the city in a vast enlargement of transportation facilities which will for some time be a burden upon our resources as well as upon the tax-payers. But the ultimate result ought to be helpful to all, and our opportunity for usefulness to the public and our ability for advancing the standards of employment ought to increase.

I write this letter to those who work with me for this system so that you may know frankly how I regard this foreign attack upon our relations and our aims. I write it also because I want your help in correcting, if possible, any state of things which produces discontent. Since this outside agitation began I have received letters from only four men out of our ten thousand transportation employes, by way of criticism or suggestion, and these may not have been written by our men, because no names were signed. My associate officers say they have received none. I therefore ask that any employe who knows of any general or particular grievance, or who has any suggestion to make for the betterment of conditions, or of service, will write directly to me over his signature, and I assure him that his statements and suggestions will receive very careful consideration from myself and from heads of departments, and that if reported grievances are found to exist and can be corrected the disposition is here to correct them. In this way I can keep in closer touch with matters which affect our joint interest and be of greater service both to you and to the public. I sincerely hope that you will thus assist me in helping you.

Yours very truly.

T.S. WILLIAMS,

August 3, 1916.

President,